



August 05, 2026

File No.: PLRDSD20220043

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision (Phase 1)

Applicant: ERW CONSULTING INC. c/o Robert Weston

Landowner: APPIN DEVELOPMENTS INC.

Legal: NE 24-29-1-5

Proposed Redesignation:

- From Agricultural District (A) to Business Park District (I-BP), (+/-) 35.9 acres; and
- From Aggregate Extraction & Processing District (AEP) to Business Park District (I-BP), (+/-) 1.8 acres; and
- From Aggregate Extraction & Processing District (AEP) to Agricultural District (A), (+/-) 18.1 acres

Number of Lots for Subdivision: 7 + 1 PUL Lot (Phase 1)

You are receiving this notification letter because there is a proposal for Redesignation (a change of land use) and Subdivision (to create separate titles) within the vicinity of your property (see attached map) and you are invited to provide comment.

This application was originally circulated to all landowners within one mile of the subject property on March 1, 2022. Since that time, the applicant has amended the proposed redesignation area, subdivision layout, and phasing plan. The updated proposal also identifies an alternative primary access route to the proposed Phase 1 area, relocating the route from Range Road 10 to Range Road 10A. You may refer to the attached maps for details of the revised proposal.

Please note that this application has already been scheduled for a Public Hearing that will be held on **Wednesday, September 23, 2026, at or after 9:00 a.m.**

Administration recommended that First Reading be refused due to ongoing technical concerns. However, Council directed that the application proceed to a Public Hearing to allow for a comprehensive presentation of the proposal with the opportunity for the applicant to provide any updated material, and to gather public input before considering Second and Third Readings.

You should have previously received notice of the Public Hearing in a letter dated May 6, 2026. This circulation is intended to ensure that nearby landowners have an opportunity to review the updated

supporting information submitted in relation to the application and to provide any additional comments they may wish Council to consider.

A copy of the application can be viewed and downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>. Alternatively, at no cost, you can contact the Planner to request a copy of the information to be mailed or emailed to you; or you may view the information at the County Office during office hours. **A request for a copy to be mailed will not result in an extension of the deadline date for written comment.**

Also available on our website is the Concept Plan and supportive technical studies for the entire quarter section showing how the total number of lots that could possibly be developed in the future. It is important to note that the development contemplated in the Concept Plan is not being applied for at this time; instead, the Concept Plan is intended to inform the evaluation of redesignation, subdivision and development applications in the future. If both the Concept Plan and Phase 1 were to be approved, any new applications seeking to further Redesignate and Subdivide additional parcels beyond Phase 1 should be in accordance with the Concept Plan and require a new Redesignation and Subdivision Application. This would require re-circulation to adjacent landowners, thereby providing you with an additional opportunity to comment.

Any comments previously submitted to the County in 2022 regarding this proposal will be included in the Agenda materials for Council's consideration. **Should you wish to provide any additional comments with respect to this proposal, written responses can be submitted any time prior to September 04, 2026.** Written submissions received after the comment deadline will be copied and presented to Council at the Public Hearing. Comments may be sent to the Planner by:

Email: rpohl@mvcounty.com; or

In Person: 10-1408 Township Road 320 (Bergen Road); or

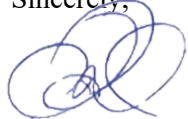
Mail: Postal Bag 100, Didsbury AB T0M 0W0

Include your contact information including your mailing address, telephone number, and email address so that we may provide you with notice of meetings regarding this file. Your letter will be provided to the appropriate Approving Authority when it considers this application and will become part of the public record for this file. In addition, your letter will be shared with the landowner and/or the applicant.

Please note that your written comment will only be used for this Redesignation and Subdivision file. In the future, if a Development Permit is applied for that requires a notification, you will receive a notification and the opportunity to comment.

If you require any clarification on this file, or the collection of personal information for the purposes outlined below, please contact me at 403-335-3311 ext. 219 or by email at rpohl@mvcounty.com.

Sincerely,



Réanne Pohl, Planner
Planning and Development Services

/rp

Please note:

Any personal information submitted as a part of this circulation is collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA) and will be used to review and evaluate this application. By providing the above personal information, **the applicant consents to the information being made available to the landowner and/or applicant, the public and Approving Authority in its entirety.**



Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

● Rural Address

--- Proposed Redesignation
--- Subdivision Boundary

Land Use Zoning

- Agricultural District (A)
- Agricultural (2) District (A(2))
- Country Residential District (R-CR)
- Country Residential (1) District (R-CR1)
- Residential Farmstead District (R-F)
- Local Commercial District (C-LC)
- Business Park District (I-BP)
- Heavy Industrial District (I-HI)
- Aggregate Extraction/Processing District (AEP)
- Parks and Conservation District (P-PC)
- Parks and Recreation District (P-PR)
- Parks and Comprehensive Recreational District (P-PCR)
- Institutional, Educational and Cultural District (S-IEC)
- Airport District (S-AP)
- Direct Control

➔ Subject Land

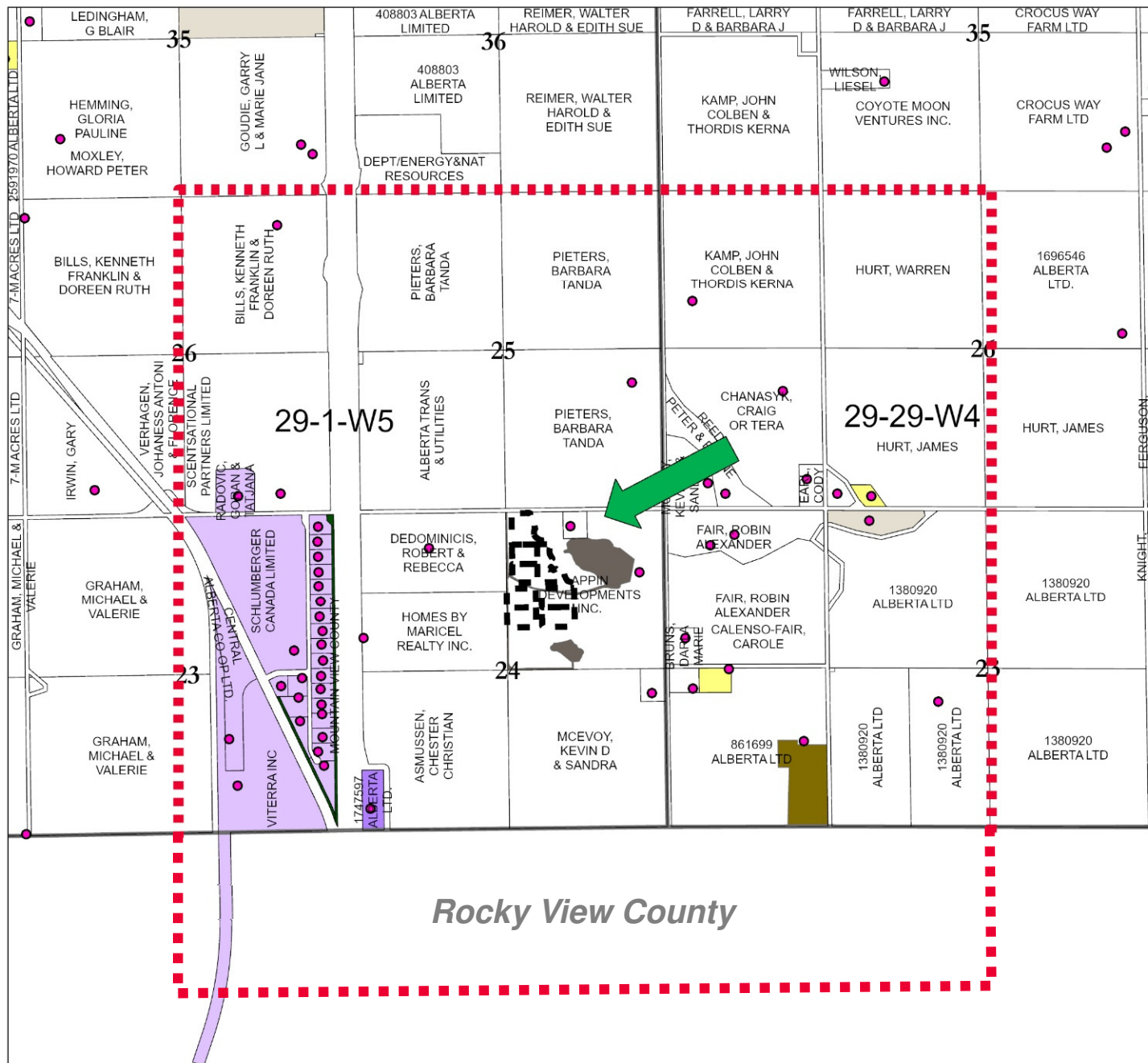
--- Landowners Circulated



0 250 500 1,000 1,500 Meters

Scale: 1:30,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: NE 24-29-1-5
File No: PLRDSD20220043

Map Created on: 11/12/2025



Mountain View COUNTY

Site Sketch - Redesignation

Legend

- Application Location
- Rural Address
- * * Pipelines
- AltaLink Power Line
- ▭ Altalink Powerline Buffer (30m)
- - - Proposed Redesignation
- - - Subdivision Boundary
- Road Width Less than 7 m
 - 5.8m
 - 6.7m
- Wells
 - * ABANDONED GAS (1)



0 50 100 Meters

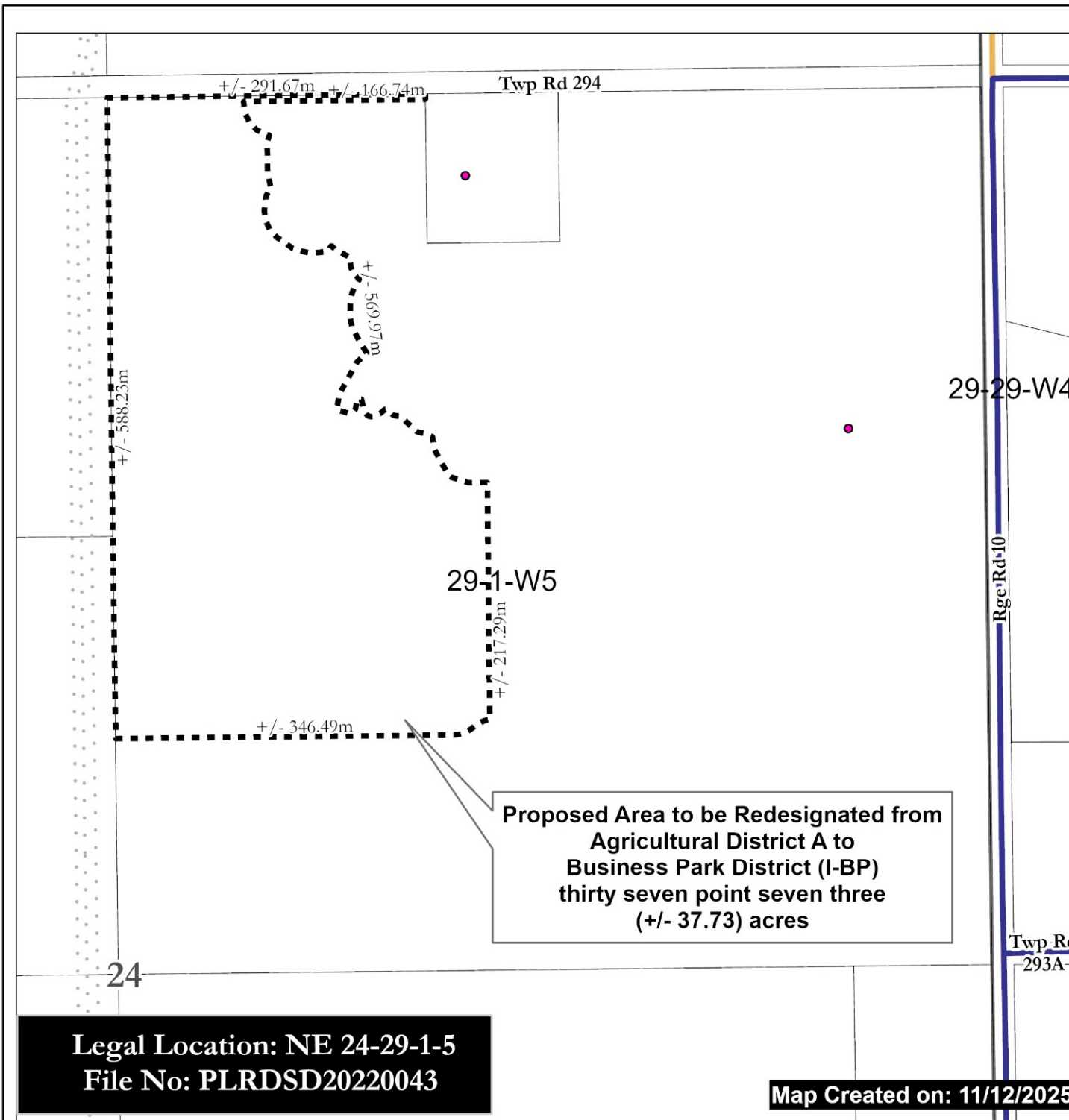
Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

NOTE: For Exact Wells Classification review
its Attribute Table or Contact AER





Mountain View COUNTY

Site Sketch - Subdivision

Legend

- Application Location
- Rural Address
- Pipelines
- AltaLink Power Line
- Altalink Powerline Buffer (30m)
- Proposed Redesignation
- Subdivision Boundary
- Road Width Less than 7 m**
 - 5.8m
 - 6.7m
- Wells**
 - ✱ ABANDONED GAS (1)



0 50 100 Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

NOTE: For Exact Wells Classification review
its Attribute Table or Contact AER

TwP Rd 294

Phase3

29-29-W4

Lot1
4.87ac

Lot2
3.15ac

Lot3
2.97ac

Phase1

PUL
4.20ac

Lot4
3.68ac

Lot5
4.11ac

Lot6
3.67ac

Lot7
4.04ac

29-1-W5

Phase4

Phase2

**Proposed Area to be
Subdivided into eight (8) Lots:**
Lot 1: (+/-) 4.87 acres
Lot 2: (+/-) 3.15 acres
Lot 3 : (+/-) 2.97 acres
Lot 4: (+/-) 3.68 acres
Lot 5: (+/-) 4.11 acres
Lot 6: (+/-) 3.67 acres
Lot 7: (+/-) 4.04 acres
PUL Lot: (+/-) 4.20 acres

**Legal Location: NE 24-29-1-5
File No: PLRDSD20220043**

Map Created on: 11/12/2025

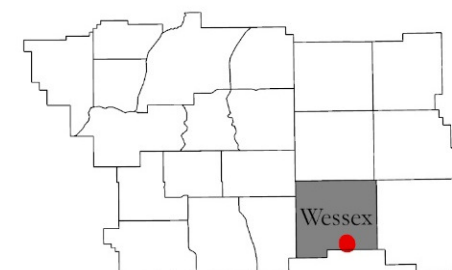


Mountain View COUNTY

Site Dimension

Legend

- | | |
|---|--------------------|
| Application Location | Pipelines |
| Rural Address | SUBST_A |
| Gas Plants, Battery Sites, etc. | CRUDE OIL |
| <all other values> | FRESH WATER |
| Wells | FUEL GAS |
| Proposed Redesignation Subdivision Boundary | HVP PRODUCTS |
| Altalink Powerline Buffer (30m) | LVP PRODUCTS |
| Streetlights - Fortis | NATURAL GAS |
| Power Poles - Fortis | OIL WELL EFFLUENT |
| | SALT WATER |
| | SOUR NATURAL GAS |
| | UNKNOWN |
| | <all other values> |

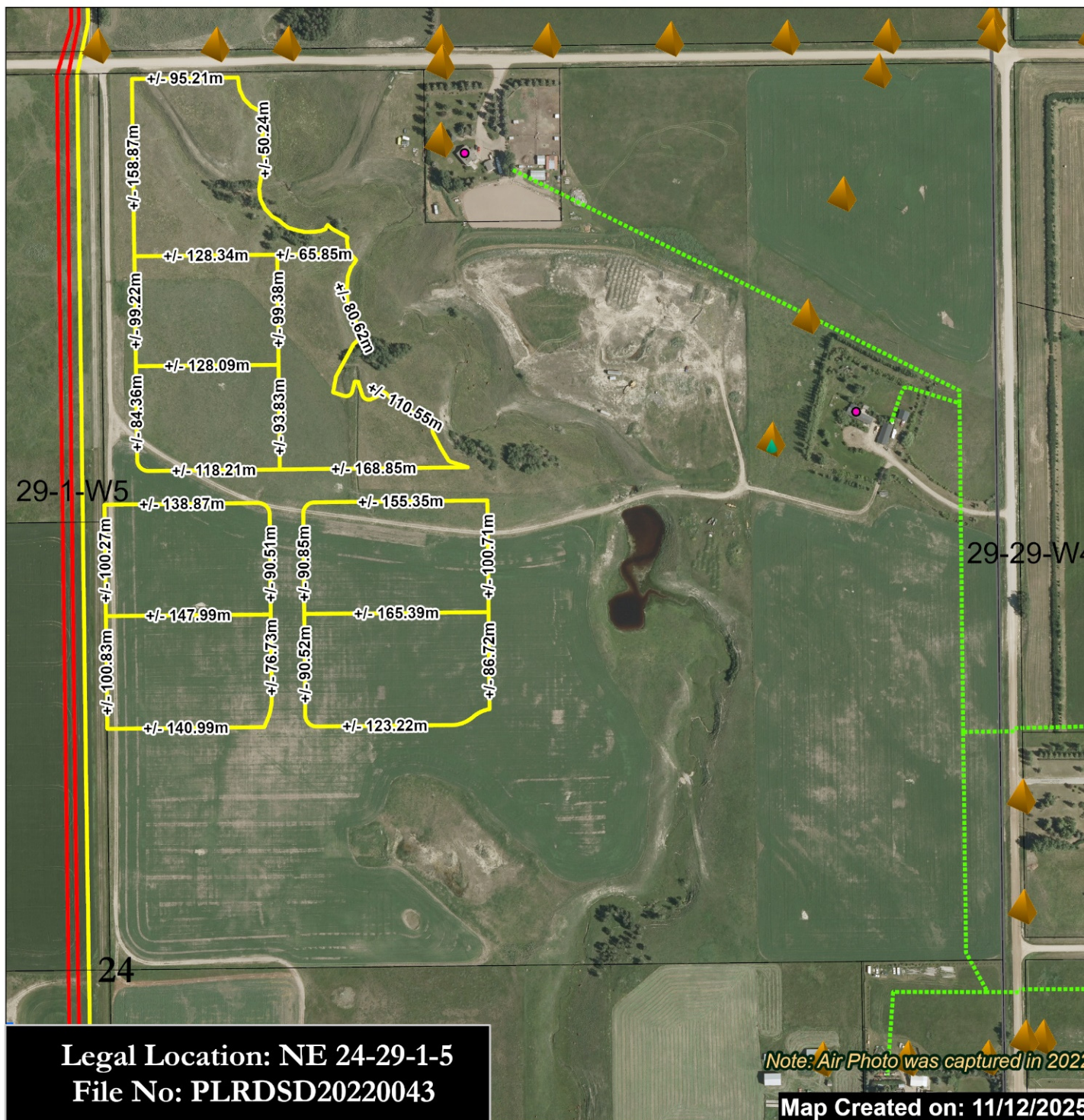


012.25 50 75 100 125 150 175 Meters

Scale: 1:5,000
Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

NOTE: For Exact Wells Classification review
its Attribute Table or Contact AER



Notes

- | | |
|-----------|---|
| A | TWP RD 294 Entry |
| B | RR 10 Emergency Vehicle Access |
| C1 | Industrial / Commercial Phase 1 |
| C2 | Industrial / Commercial Phase 2 |
| C3 | Industrial / Commercial Phase 3 |
| C4 | Industrial / Commercial Phase 4 |
| D | Riparian Setback Area |
| E | Riparian Area |
| F | Existing Buildings |
| G1 | West Storm Pond PUL |
| G2 | East Storm Pond PUL |
| G3 | Central Storm Pond PUL |
| H | Seasonal Drainage Course <small>Surveyed 2022</small> |
| I | Existing Man Made Pond |
| J | Undeveloped Lot MR Dedication |

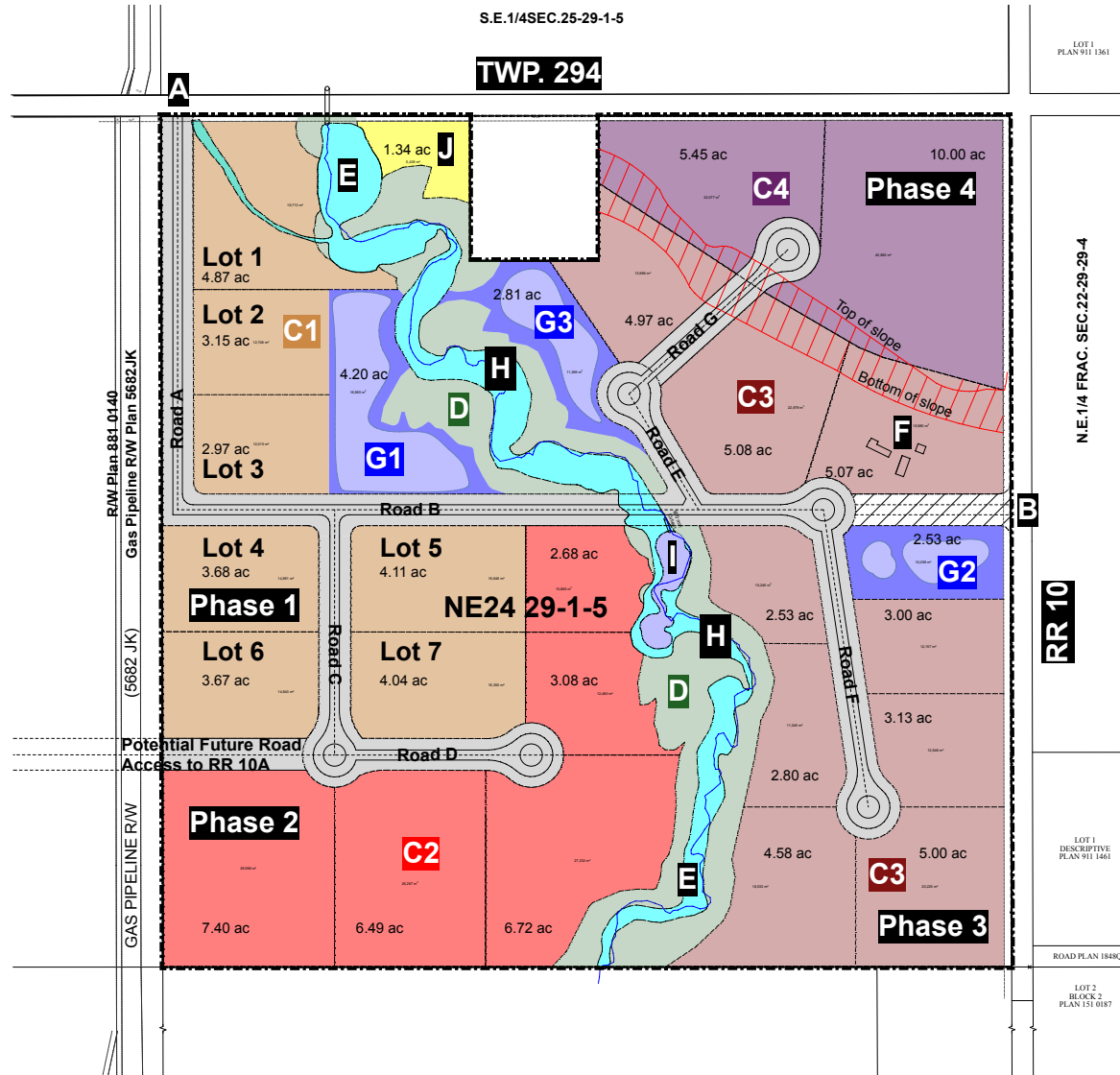
Note: Lot lines and phases are conceptual and subject to change



ERW
Consulting Inc.
Design and Planning 403 242 4300

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Figure





REDESIGNATION and/or SUBDIVISION APPLICATION

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

File Number PLRDSD20220043

SUBMISSION REQUIREMENTS

A Redesignation (rezoning) and Subdivision application will only be processed when it is completed in its entirety. This checklist should be completed by the applicant. All boxes should be checked, and the required information attached to the application. The Planning and Development Department will accept the application when all of the following requirements are addressed. All boxes should either be a ✓ or N/A (not applicable).

- ☐ Completed Application form signed by all titled landowners
- ☐ Certificate of Title - current within 30 days.
- ☐ Abandoned Well Information from Alberta Energy Regulator (AER)
<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>
- ☐ Application Fees (please review [Fee Schedule](#) or <https://www.mountainviewcounty.com/p/bylaws>)
- * Upon review, additional supportive information may be requested by the Planning and Development Department in support of your application (e.g. Traffic Impact Assessment, Proof of Water, Geotechnical Report, etc.).

Please note MVC is now going paperless with their application forms. Once the original application is scanned into our system, the original will be destroyed. As a result, if an application is withdrawn, an electronic copy (only) will be returned to you along with the appropriate refund under our [Fee Schedule](#).

CONTACT DETAILS

NAME OF APPLICANT(S) ERW Consulting Inc. (Robert Weston)

Address: 198 Slopeview Drive S.W. Calgary, AB Postal Code: T3H 4G5

Phone #: 403-242-4348 Alternate Phone #: 403-629-4542

Fax #: _____ Email: robert.erw.consulting@gmail.com

LANDOWNER(S) (if applicant is not the landowner): APPIN DEVELOPMENTS INC

Address: Box 203 16-Midlake Blvd. S.E. Calgary Postal Code: T2X 2X7

Phone #: 403-831-7355 Alternate Phone #: 403-837-2343

Fax #: 403-201-3288 Email: bruce_bmac@yahoo.ca

PROPERTY DETAILS

1. LEGAL DESCRIPTION of the land to be redesignated (rezoned) and/or subdivided:

All/part of the NE ¼ Sec. 24 Twp. 29 Range 1 West of 5 Meridian

Being all/parts of Lot _____ Block: _____ Plan _____

Rural Address (if applicable): _____

a. Area to be Redesignated/Subdivided: 37.73 acres (±) / 15.27 hectares (±)

b. Rezoned from Land Use District: ☒ Agricultural ☐ Country Residential

☐ Residential Farmstead

☐ Other _____

c. To Land Use District: ☐ Agricultural 2 ☐ Country Residential ☐ Residential Farmstead

☐ Recreational ☐ Industrial ☐ Direct Control

☒ Other Business Park District (I-BP)

Number of new parcel(s) proposed: 7 Business Park Lots & 1 PUL Lot

Size of new parcel(s) proposed: 2.97 to 4.87 acres / 1.20 to 1.97 hectares

2. LOCATION of the land to be redesignated (rezoned) and/or subdivided:

a. Is the land situated immediately adjacent to the municipal boundary? ☐ Yes ☒ No

If yes, the adjoining municipality is: _____

b. Is the land situated within 1.6 kilometers of the right-of-way of a highway? ☒ Yes ☐ No

If yes, the highway number is: Highway 2

c. Is there a river, stream, lake, or other body of water or by a drainage ditch or canal, or containing a coulee or ravine within 800 meters of the proposed parcel? OR does the proposed parcel or surrounding lands contain or is it bounded by a river, stream, lake, or other body of water or by a drainage ditch or canal, or containing a coulee or ravine? ☒ Yes ☐ No

If yes, state its name: No name

d. Is the proposed parcel within 1 mile (1.6 km) of a sour gas facility? ☐ Yes ☒ No ☐ Unknown

If yes, state the facility: Facilities to the west are abandoned (Taqa)

e. Is the proposed parcel within 1 mile (1.6 km) of a Confined Feeding Operation (CFO) or Intensive Livestock Operation? ☐ Yes ☒ No ☐ Unknown

3. REASON FOR REDESIGNATION/SUBDIVISION (please give reasons for your application and how the reasons support the Municipal Development Plan. If additional space is required, please submit on a separate piece of paper):

The purpose is to develop a commercial/industrial business park following the policies of South Carstairs Area Structure Plan

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

Describe the nature of the topography of the land (flat, rolling, steep, mixed): Generally flat and rolling

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): The land is mostly open and grassed. A drainage channel exists through the land. A pond is contained in the drainage channel

Describe the kind of soil on the land (sandy, loam, clay, etc.): Ground moraine (topsoil, till, which is a mixture of sand, silt and clay

5. EXISTING BUILDINGS & BUSINESSES ON THE LAND TO BE SUBDIVIDED:

Describe any buildings, structures &/or businesses on the land. Any changes proposed (adding, demolishing or removal)?

An existing residence with unattached garage and storage building

6. WATER AND SEWER SERVICES

Does the proposed subdivision contain the following:

Sewage System ☐ Yes ☒ No Type: _____

Water Supply ☐ Yes ☒ No Type: _____

If sewage systems or water supply have not been established, describe the manner of providing water and sewage disposal to the proposed subdivision.

Water may be provided by individual wells (license) or hauled by truck. Sewage treatment maybe by septic tank and fields or removed by truck

Does the proposed remainder contain the following:

Sewage System ☒ Yes ☐ No Type: _____

Distance to Proposed Subdivision: _____

Water Supply ☒ Yes ☐ No Type: Domestic Water well

7. ABANDONED OIL/GAS WELLS:

Are there any abandoned oil/gas wells on the property? ☐ Yes ☒ No

Please attach information from the Alberta Energy Regulator (AER) on the location and name of licensee.

I have contacted the AER to obtain this information and if required I have contacted the licensee or AER.

APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, APPIN DEVELOPMENTS INC.

Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the NE $\frac{1}{4}$ Section 24 Township 29 Range 1 West of 5 Meridian

Lot: _____ Block: _____ Plan: _____

do hereby authorize: ERW Consulting Inc. (Robert Weston) to act as Applicant/Agent on my/our behalf regarding the redesignation/subdivision application of the above-mentioned lands.

I hereby grant approval for Mountain View County staff to access the property for a Site Inspection: ☒ Yes ☐ No

[Signature]
Landowner(s) Signature(s)

FEBRUARY 18/2020
Date

Landowner(s) Signature(s)

Date

Please complete the following if landowner is a registered company:

I, Bruce McIntosh, have authority to bind APPIN DEVELOPMENTS INC
Name of Authorized Officer/Partner/Individual Insert Name of Corporation

[Signature]
Signature of Authorized Officer, Partner or Individual

Partner/Individual
Title of Authorized Officer, Partner or Individual

Ethan King
Signature of Witness

Ethan King
Name of Witness (please print)

AUTHORIZATION

REGISTERED OWNER(S) AND/OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF:

I, ERW Consulting Inc. (Robert Weston) hereby certify that: ☐ I am the registered owner
(Print full name/s) ☒ I am authorized to act on behalf
of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for redesignation approval.

"The personal information on this application is being collected under the authority of Section 4(c) of the Alberta Protection of Privacy Act (POPA) for the purpose of Redesignation and/or /Subdivision. Any inquiries relative to the collection or use of this information may be directed towards: Mountain View County Head of POPA/ATIA legislative@mvcounty.com 403-335-3311

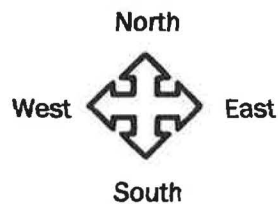
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

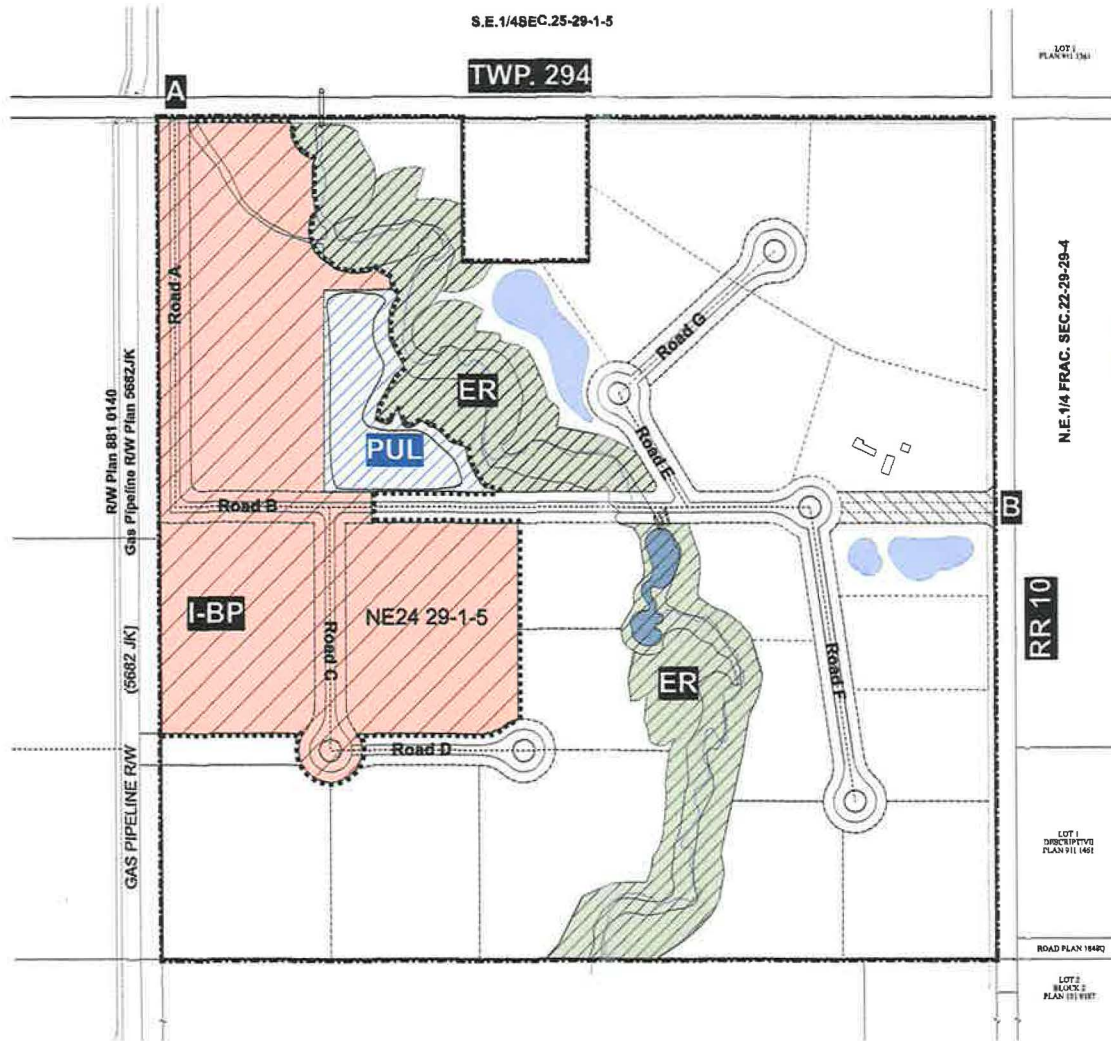
The Site Plan shall include the following:

- ☐ Approximate dimensions and location of proposed redesignation/subdivision area.
- ☐ Buildings and structures on the property,
- ☐ Proposed and existing roadways, driveways, and approaches.
- ☐ Proposed and existing water wells and septic systems.
- ☐ Natural site features (steep slopes, water bodies/streams, woodlots, and shelterbelts, etc.).

The below square may be used to represent a ¼ Section or an acreage

	Indicate name of ROAD if applicable	
R O A D	See Application Maps	R O A D
	Indicate name of ROAD if applicable	





Appin Phase 1 Land Use Districts

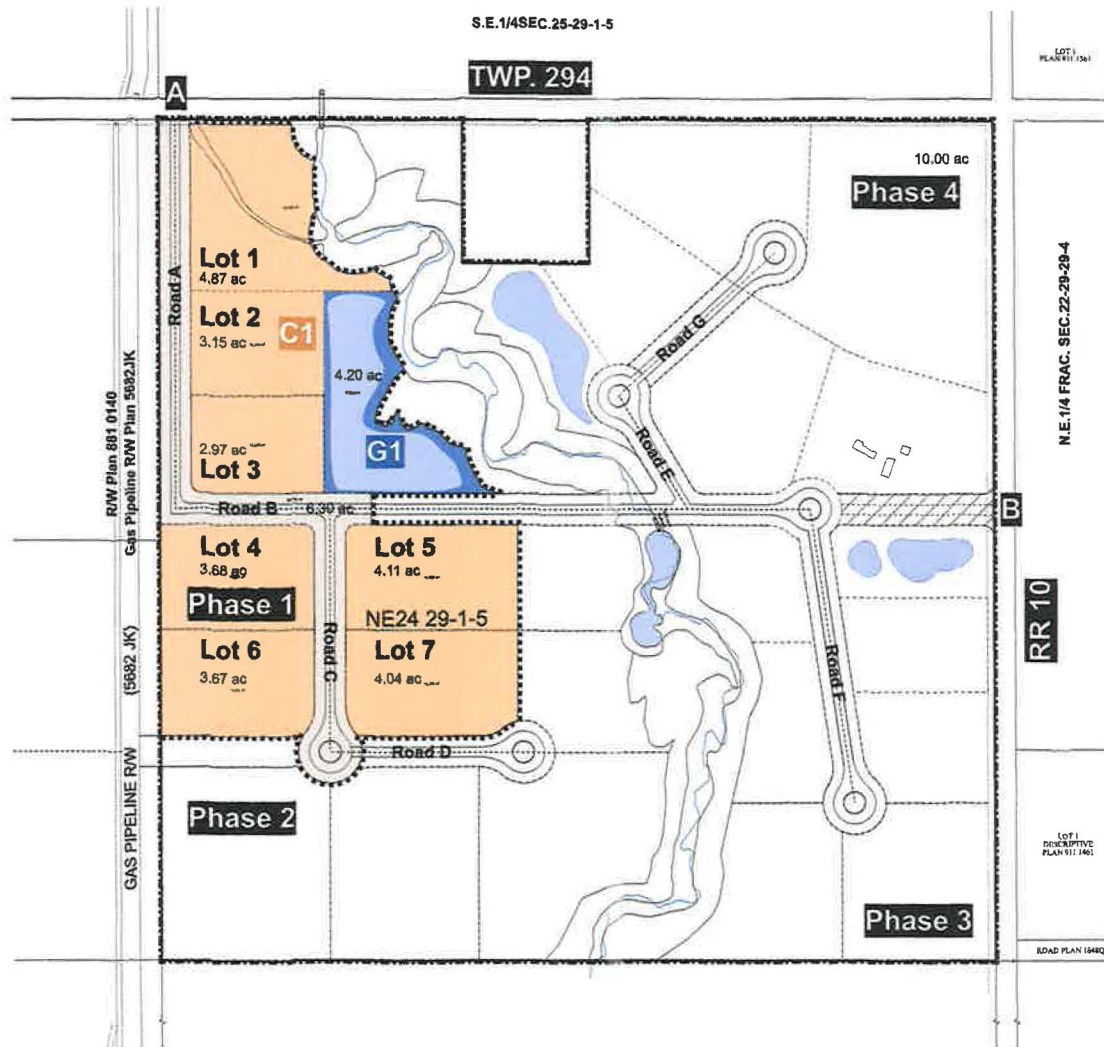
Notes

	I-BP Industrial-Business Park District
	PUL Public Utility Lot
	ER Environmental Reserve



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Figure



Appin Phase 1 Subdivision Plan

Notes

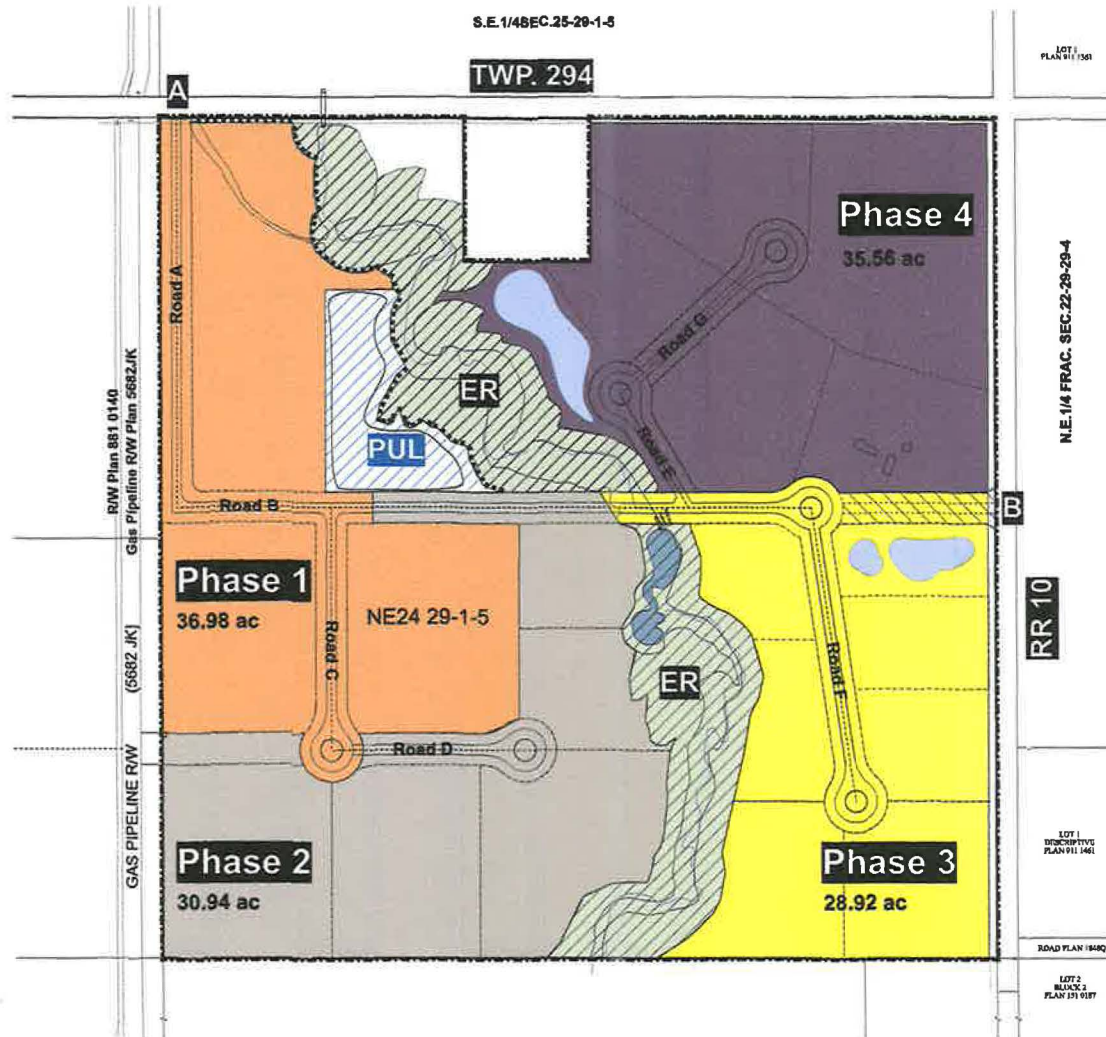
- A** TWP RD 294 Entry
- C1** Industrial / Commercial Phase 1
- D** Riparian Setback Area
- E** Riparian Area
- G1** West Storm Pond PUL
- H** Seasonal Drainage Course Surveyed 2022

Note: Lot areas are conceptual and subject to change



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Figure



Appin Phase Area Analysis Plan

Notes

	Phase 1 Area	36.98 ac
	Phase 2 Area	30.94 ac
	Phase 3 Area	28.92 ac
	Phase 4 Area	35.56 ac

Note: Lot lines and phases are conceptual and subject to change.



10

Figure

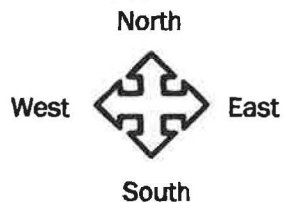
SURROUNDING LAND USE MAP

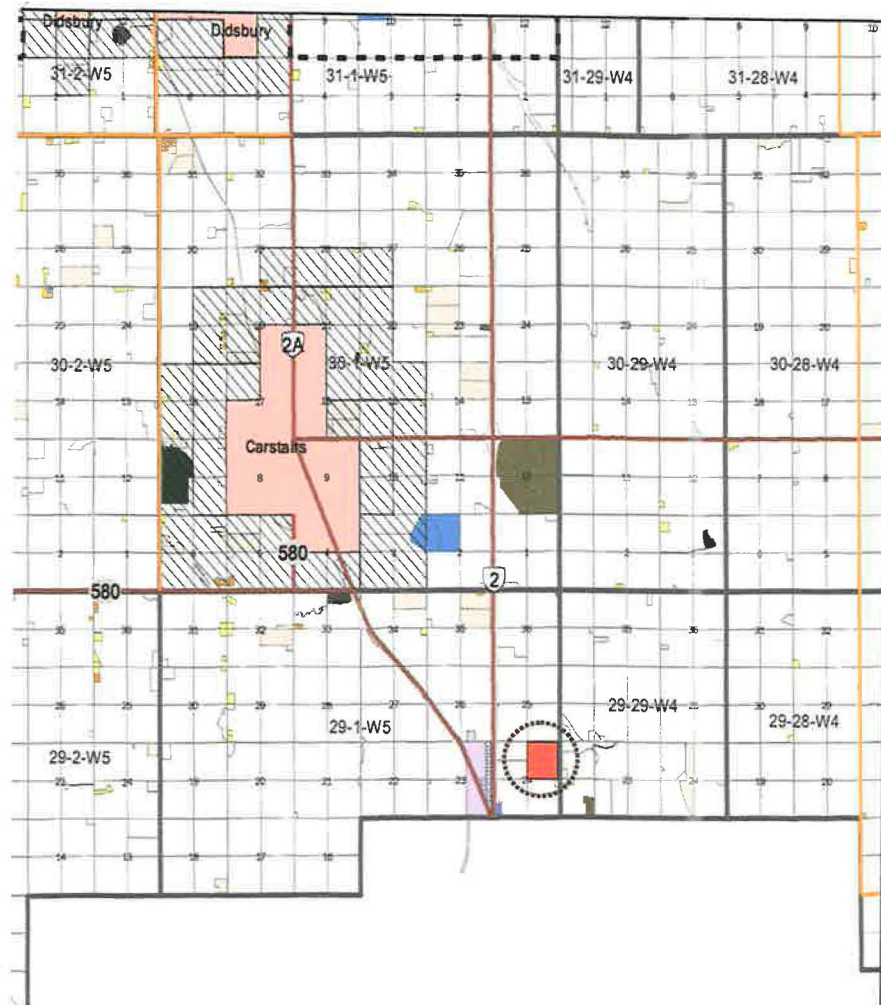
1. Please sketch a land use map showing the proposed redesignation/subdivision site and the dwellings, buildings, roads and water on your property.
2. Please indicate the land uses within $\frac{1}{2}$ mile of the proposed site (example: farm, pasture, confined feeding lots, waste transfer stations, oil/gas facilities, roads, watercourses, or any other form of land use surrounding the proposed development site).

	See Application Maps	

Each square represents a $\frac{1}{4}$ Section.

The central square represents the $\frac{1}{4}$ Section in which this application is proposed.

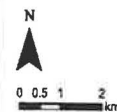




Mountain View County
Land Use District Maps
MAP19
Wessex

Map Created on: Date: 2021-02-10
For the most current mapping please go to
<https://www.mountainviewcounty.com/about-us/our-map/>

- Legend**
- Airport Protection Zone
 - IDP Area
 - Township
 - County Route Name
 - County Collector Network (CCN)
 - Highway
 - Land Use Zoning
 - Land Use Class
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-1,C)
 - Business Park District (B-P)
 - Heavy Industrial District (H-I)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PR)
 - Intentional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control



Existing Land Use Context Map

Notes

Appin Site Location

Existing Zoning is A-Agricultural District

Gravel Pit is Aggregate Extraction/Processing District



4

Figure



**Mountain View
COUNTY**

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: ERW Consulting Inc. (Robert Weston)

Legal Description: NE 24-29-1-5

File Number: PLRDSD20220043

In accordance with the *Matters related to Subdivision and Development Regulation*, Mountain View County shall make a decision on a completed application within 60 days of its receipt unless an agreement is entered into with the applicant to extend this period.

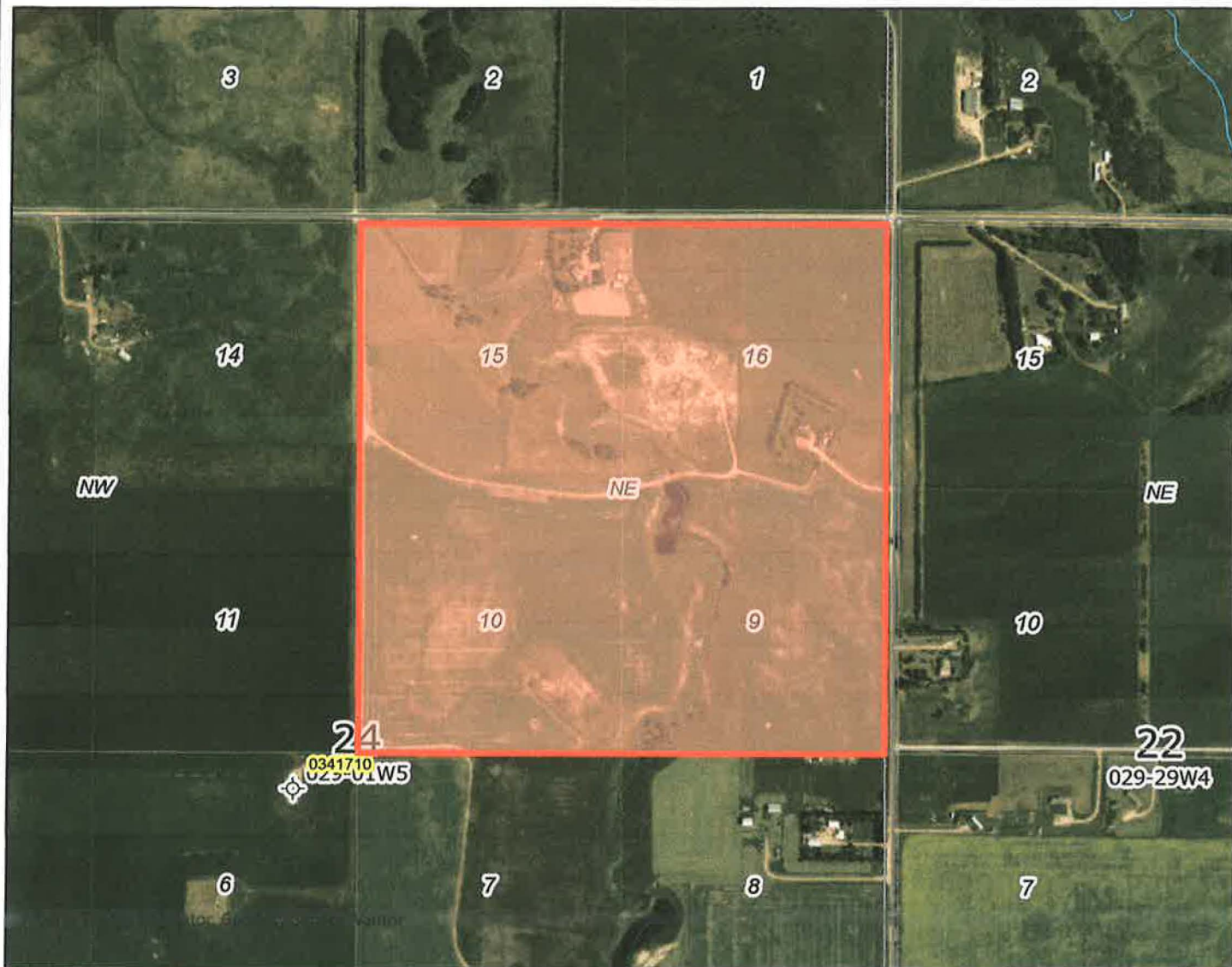
In order to permit Mountain View County to make a decision on your application, we are requesting that you enter into the Time Extension Agreement as set out below. Without this agreement, we will be unable to deal with your application after the 60-day period has expired.

In accordance with Section 681(1)(b) of the *Municipal Government Act*, if you concur with our request, please complete the agreement set out below.

I/We, ERW Consulting Inc. (Robert Weston) hereby enter into an agreement with Mountain View County to extend the time prescribed within the *Matters related to Subdivision and Development Regulation* to 60 days after the day Council makes a decision on the redesignation application.

FEBRUARY 18/2026
Date


Applicant's Signature



Abandoned Well Map for NE 24-29-1-5

Base Data provided by: Government of Alberta

Author:

YYY

Print Date:

11/12/2025

Legend

- ◊ Abandoned Wells
- Revised Location
- Revised Location Pointer
- Paved Road (20K)**
 - Primary Divided
 - Primary Divided
 - Primary Undivided 4L
 - Primary Undivided 4L
 - Primary Undivided 2L
 - Primary Undivided 1L
 - Primary Undivided 1L
 - Interchange Ramp
 - Interchange Ramp
 - Interchange Ramp
 - Secondary Divided
 - Secondary Divided
 - Secondary Undivided 4L
 - Secondary Undivided 2L
 - Secondary Undivided 2L
 - Secondary Undivided 2L
 - Secondary Undivided 1L
 - Secondary Undivided 1L
 - Secondary Undivided 1L
 - Secondary Undivided 1L
- Gravel Road (20K)**
 - Primary Undivided 2L
 - Primary Undivided 1L
 - Primary Undivided 1L
 - Secondary Undivided 2L
 - Secondary Undivided 2L
 - Secondary Undivided 1L
 - Secondary Undivided 1L
- Railway (20K Large Scale)**
 - Single Line
 - Double Line
 - Multiple Line
 - Spur Line
 - Abandoned
 - ATS LSD label
- Roads - Other**
 - Unimproved
 - Unclassified
 - Truck Trail
 - Winter
 - Ford Winter Crossing
 - Ferry Route
- ATS LSD with Road**
 - ATS Quarter Section label
 - ATS Quarter Section with
 - ATS Section label (large)
 - ATS Section with Road
 - ATS Township (large scale)
 - Provincial Boundary
 - Lake Label (20K)
 - River Label (20K)
- Lake/River (20K)**
 - Lake or River
 - Lake or River
 - Reservoir
 - Icefield
 - Major Canal
 - Oxbow
 - Quarry
 - Dugout
- Intermittent Lake**
 - Intermittent Lake
 - Intermittent Oxbow
- Sandbar / Wetland /**
 - Sandbar

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <LINK><http://www.aer.ca/copyright-disclaimer></LINK>



Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:14,925

